144.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	884,400	/	884,400
USE VALUE:	884,400	/	884,400
ASSESSED:	884,400	/	884,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON BRIAN D
Owner 2:	LEEGWATER-KIM JULIE
Owner 3:	
Street 1:	149 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOYCE JOHN--ETAL -
Owner 2:	ROMANS CAROL -
Street 1:	149 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4868.000	431,100	500	452,800	884,400
Total Card	0.112	431,100	500	452,800	884,400
Total Parcel	0.112	431,100	500	452,800	884,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.50 | /Parcel: 393.50

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
93614			12/16/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 144.0-0001-0011.0

!11190!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,100	500	4,868.	452,800	884,400		Year end	12/23/2021
2021	101	FV	418,400	500	4,868.	452,800	871,700		Year End Roll	12/10/2020
2020	101	FV	418,400	500	4,868.	452,800	871,700	871,700	Year End Roll	12/18/2019
2019	101	FV	316,300	500	4,868.	424,500	741,300	741,300	Year End Roll	1/3/2019
2018	101	FV	241,800	500	4,868.	350,900	593,200	593,200	Year End Roll	12/20/2017
2017	101	FV	241,800	500	4,868.	322,600	564,900	564,900	Year End Roll	1/3/2017
2016	101	FV	241,800	500	4,868.	294,300	536,600	536,600	Year End	1/4/2016
2015	101	FV	235,900	500	4,868.	288,700	525,100	525,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:04:34

LAST REV

Date	Time
12/17/18	08:26:30

danam

USER DEFINED

Prior Id # 1:	93614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOYCE JOHN--ETA	51486-23		7/25/2008		530,000	No	No		
LEVIN KENNETH/E	22678-505		12/1/1992		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1588	Porch	8,700	C				
9/13/2017	1196	Heat App	20,000	C				
7/7/2016	937	Addition	205,405		7/7/2016			Two story addition
10/28/1998	754	Manual	1,500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/25/2008	Meas/Inspect	163	PATRIOT
11/15/1999	Meas/Inspect	153	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4868		Sq. Ft.	Site		0	80.	1.16	9									452,833						452,800	

Total AC/HA:	0.11175	Total SF/SM:	4868	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	452,833	Spl Credit		Total:	452,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15675664
Const Adj.:	0.98990101
Adj $ / SQ:	148.860
Other Features:	105550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451869
Depreciation:	20786
Depreciated Total:	431083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

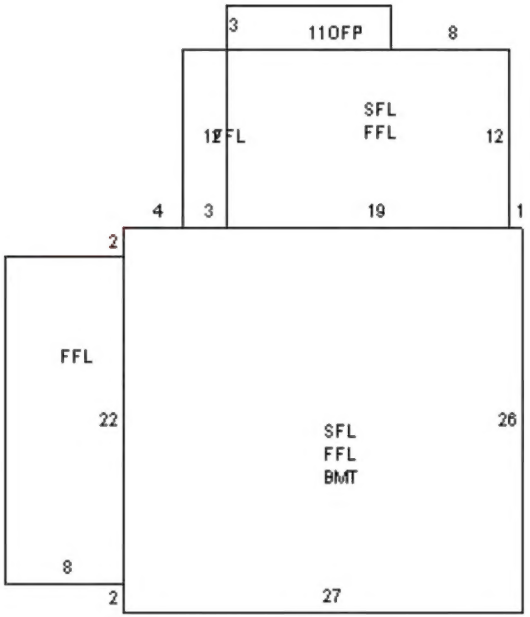
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.86
Special Features:	0	Val/Su Net:	153.58
Final Total:	431100	Val/Su SzAd	208.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,142	148.860	169,998
SFL	Second Floor	930	148.860	138,440
BMT	Basement	702	51.910	36,444
OFP	Open Porch	33	43.560	1,437

Net Sketched Area:	2,807			Total:	346,319
Size Ad	2072	Gross Area	2807	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1950	4.20	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500